

098.0

0005

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

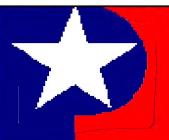
860,100 / 860,100

USE VALUE:

860,100 / 860,100

ASSESSED:

860,100 / 860,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRIVITERA FRANCIS D/TRUSTEE

Owner 2: 34 FROST ST REALTY TRUST

Owner 3:

Street 1: 59 UNION SQUARE

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA Cntry: Own Occ: N

Postal: 02143 Type:

PREVIOUS OWNER

Owner 1: PORTER SUE E/ TRUSTEE -

Owner 2: PORTER REALTY TRUST -

Street 1: 34 FROST STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 12,290 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1966, having primarily Wood Shingle Exterior and 2476 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12290		Sq. Ft.	Site		0	70.	0.64	4									552,089						552,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12290.000	307,100	900	552,100	860,100		63889
							GIS Ref
							GIS Ref
							Insp Date
							10/18/18

Total Card	0.282	307,100	900	552,100	860,100	Entered Lot Size
Total Parcel	0.282	307,100	900	552,100	860,100	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:			347.42	/Parcel: 347.4
		Land Unit Type:				

 PREVIOUS ASSESSMENT Parcel ID 098.0-0005-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,100	900	12,290.	552,100	860,100	860,100	Year End Roll	12/18/2019
2019	101	FV	295,600	900	12,290.	552,100	848,600	848,600	Year End Roll	1/3/2019
2018	101	FV	295,600	900	12,290.	473,200	769,700	769,700	Year End Roll	12/20/2017
2017	101	FV	295,600	900	12,290.	441,700	738,200	738,200	Year End Roll	1/3/2017
2016	101	FV	295,600	900	12,290.	378,600	675,100	675,100	Year End	1/4/2016
2015	101	FV	252,100	900	12,290.	339,100	592,100	592,100	Year End Roll	12/11/2014
2014	101	FV	252,100	900	12,290.	313,900	566,900	566,900	Year End Roll	12/16/2013
2013	101	FV	252,100	900	12,290.	299,300	552,300	552,300		12/13/2012

SALES INFORMATION TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORTR SUE E/ T	67893-171		8/26/2016		795,000	No	No		Edwin H Porter d.o.d. 2/11/2011 bk 67893 pg 1
PORTR SUE E,	58537-78	Convenience	2/23/2012			1	No	No	
PORTR EDWIN H/	58537-59	Convenience	2/23/2012			1	No	No	
PORTR EDWIN H/	45687-320	Family	7/25/2005			1	No	No	
PORTR EDWIN H/	45291-166	Family	5/31/2005			1	No	No	
PORTR EDWIN H/	40984-602	Family	9/23/2003			1	No	No	
BOWERS TERESA S	34622-431		1/22/2002		480,000	No	No		Edwin H Porter d.o.d. 2/11/2011 bk 67893 pg 1
BOWERS MARK L	26888-275		12/9/1996			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2010	765	Re-Roof	3,060					
9/7/1993	431	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	TTL REFUSAL	BS	Barbara S
2/17/2009	Meas/Inspect	345	PATRIOT
4/5/2002	MLS	MM	Mary M
12/11/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
7/25/1991		KT	

 Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 21 - Split Level				Full Bath: 1	Rating: Good			PDAS SUMP PUMP.														
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																	
Foundation: 1 - Concrete				A 3QBth	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall: 8 - Brick Veneer	5 %			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																	
Color: WHITE/W WHITE BRIC				A Kits: 1	Rating:																	
View / Desir:				Frpl: 2	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1966	Eff Yr Blt:			Location:																		
Alt LUC:				Total Units:																		
Jurisdct: G12				Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:	1	10	3											
Sec Int Wall:			%	Economic:		%		Additions:														
Partition: T - Typical				Special:		%		Kitchen:														
Prim Floors: 3 - Hardwood				Override:		%		Baths:														
Sec Floors: 4 - Carpet	20 %			Total:	26.4 %			Plumbing:														
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 95.00				Heating:														
Bsmnt Gar: 2				Size Adj.: 1.26403499				General:														
Electric: 3 - Typical				Const Adj.: 1.00951207																		
Insulation: 2 - Typical				Adj \$ / SQ: 121.226																		
Int vs Ext: S				Other Features: 114869																		
Heat Fuel: 2 - Gas				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100				LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 417290																		
% Com Wall	% Sprinkled:			Depreciation: 110165																		
				Depreciated Total: 307125																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 098.0-0005-0002.A												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
19	Patio	D	Y	1	400	A	AV	1980	3.19	T	31.2	101			900							
More: N				Total Yard Items: 900				Total Special Features:				Total: 900				AssessPro Patriot Properties, Inc.						